

CODE ENFORCEMENT BOARD

SEMINOLE COUNTY, FLORIDA

AGENDA

September 27, 2007 – 1:30 pm
Seminole County Services Building – Room 1028
1101 East First St, Sanford FL 32771

- I Call to Order
- II Pledge of Allegiance
- III Roll Call
- IV Swearing in of Witnesses
- V Agenda Update & Approval
- VI Public Hearings –

Repeat Cases	-	2
New Cases	-	9 (2 complied prior to hearing) (1 continued by staff)
Continued Cases	-	0
Special Request	-	0
Consent Agenda	-	5
Foreclosure	-	0
Add-On	-	0



REPEAT CASES

CERTIFIED NOTICE OF HEARING

- A. Case No 05-57-CEB
Ernest Grant, Sr.
Code Enforcement Officer: Pamela Taylor

This is a repeat violation. The original violation was heard by the Board on August 25, 2005; and an Order was entered giving the Respondent a compliance date of September 26, 2005. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on September 26, 2005.

An Affidavit of Repeat Violation was filed after reinspection on August 7, 2007.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$7,800.00** for 52 days of non-compliance, from August 7, 2007 through and including September 27, 2007 at **\$150.00 per day**; and the fine shall continue to accrue at \$150.00 per day until compliance is obtained. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3(g), (h), (j), (l), & (p).

- Described as:
- 1) The accumulation of trash and debris.
 - 2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure.
 - 3) Used and scrap building material.
 - 4) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport
 - 5) Any other objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of the county

Location: 2071 Airport Blvd, Seminole County (Commission District 5)
Tax Parcel ID # 34-19-30-503-0J00-0150

Motion by _____ Second by _____ Action _____

CERTIFIED NOTICE OF HEARING

- B. Case No 06-84-CEB
Alice Oliver, Lotis Troutman & Donell, et al
Senior Code Enforcement Officer: Deborah Leigh

This is a repeat violation. The original violation was heard by the Board on December 14, 2006; and an Order was entered giving the Respondent a compliance date of February 1, 2007. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on March 29, 2006. An Order was entered on April 26, 2007 reducing the \$11,000.00 fine to \$250.00 which Respondent paid on May 30, 2007.

An Affidavit of Repeat Violation was filed after reinspection on August 2, 2007.

This property is NOT in compliance.

RECOMMENDATION: The Board issue an Order constituting a **fine** on a repeat violation in the amount of **\$11,400.00** for 57 days of non-compliance, from August 2, 2007 through and including September 27, 2007, at **\$200.00 per day**; and further order that if the violations continue past September 27, 2007, the fine shall be increased to **\$350.00 per day** for each day the violations continue past or are repeated after September 27, 2007. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in 95.3 (g), (h), and (l) and Florida Building Code, 105.1.

Described as: 1) The accumulation of trash and debris
2) Uncultivated vegetation in excess of 24" in height and located within 75' of a structure
3) Junked or abandoned vehicles not being kept within an enclosed garage or an attached carport

Location: 4641 McKay Street, Lake Monroe (Commission District 5)
Tax Parcel ID # 20-19-30-501-0000-0290

Motion by _____ Second by _____ Action _____

NEW CASES

CONTINUED BY STAFF

A. Case No. 07-86-CEB
Zanna Roitman & Darren Darwent
Lead Inspector: Jason Rucker

Violation Charged: Florida Building Code, Section 105.1
Described as: 1) Alterations (constructed porch and room additions) without permit
Location: 5450 Wilson Road, Sanford (Commission District 5)
Tax Parcel ID # 30-19-30-300-032N-0000

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CERTIFIED NOTICE OF HEARING

B. Case No. 07-87-CEB
Owens Silver Star RE, LLC
& Jack E. Owens
Lead Inspector: Jason Rucker

Violation Charged: Florida Building Code, Section 105.1
Described as: 1) Constructed additions to front and back of home without permits
Location: 303 Salina Drive, Altamonte Springs (Commission District 3)
Tax Parcel ID # 07-21-30-503-0000-1070

Motion by _____ Second by _____ Compliance Date _____ Fine _____

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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CERTIFIED NOTICE OF HEARING

C. Case No. 07-88-CEB
Michael B. & Cynthia Casey
Lead Inspector: Jason Rucker

Violation Charged: Florida Building Code, Section 105.1
Described as: 1) Constructed additions and re-roofing home without permits
Location: 197 Manor Avenue, Altamonte Springs (Commission District 3)
Tax Parcel ID # 03-21-29-507-0D00-0110

Motion by _____ Second by _____ Compliance Date _____ Fine _____

POSTED NOTICE OF HEARING

D. Case No. 07-89-CEB
Aubrey C. & Joyce V. Hinds
Code Enforcement Officer: Joann Tamulonis

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (g) and Seminole County Land Development Code,
Chapter 30, Part 12, Section 30.202
Described as: 1) The accumulation of trash and debris
2) The operation of a business or extension of a business and
storage yard are not permitted uses of an R-1A zoned property
Location: 2510 Ohio Avenue, Altamonte Springs (Commission District 3)
Tax Parcel ID # 08-21-29-501-0000-005C

Motion by _____ Second by _____ Compliance Date _____ Fine _____

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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POSTED NOTICE OF HEARING

E. Case No. 07-90-CEB
Elmer & Gerardina Gonzalez
Code Enforcement Officer: Joann Tamulonis

Violation Charged: Seminole County Land Development Code, Chapter 30, Part 11,
Section 30.182
Described as: 1) The operation of a business or extension of a business and
storage yard are not permitted uses of an R-1 zoned property
Location: 769 Hillview Drive, Altamonte Springs (Commission District 3)
Parcel I. D. # 21-21-29-502-0000-0050

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CERTIFIED NOTICE OF HEARING

F. Case No. 07-92-CEB
Habib Diab & Diab Diab, Co Trs
& Dib Diab, Registered Agent
Code Enforcement Officer: Jerry Robertson

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (h)
Described as: 1) Uncultivated vegetation in excess of 24" in height and located
within 75' from any structure
Location: 520 East 3rd Street, Chuluota (Commission District 1)
Tax Parcel ID # 21-21-32-5CF-3300-0060

Motion by _____ Second by _____ Compliance Date _____ Fine _____

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
SEPTEMBER 27, 2007

COMPLIED PRIOR TO HEARING

G. Case No. 07-93-CEB
Nationstar Mtg, LLC &
Corp. Service Co., Registered Agent
Code Enforcement Officer: Jerry Robertson

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (g), (h) and (j)

Described as: 1) The accumulation of trash and debris
2) Uncultivated vegetation in excess of 24" in height and located
within 75' from any structure
3) Used/scrap building materials

Location: 180 Avenue C, Chuluota (Commission District 1)
Tax Parcel ID # 21-21-32-5CG-0800-0140

Motion by _____ **Second by** _____ **Compliance Date** _____ **Fine** _____

CERTIFIED NOTICE OF HEARING

H. Case No. 07-94-CEB
Norma L. Murrell
Code Enforcement Officer: Jerry Robertson

Violation Charged: Seminole County Land Development Code, Chapter 30, Section
30.102, 30.103 & 30.104

Described as: 1) Two residences are not a permitted or limited use in this A-5
zone. No special exception from the Board of Adjustment was
granted.

Location: 220 S. Cochran Road, Geneva (Commission District 1)
Parcel I. D. # 20-20-32-300-005M-0000

Motion by _____ **Second by** _____ **Compliance Date** _____ **Fine** _____

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
SEPTEMBER 27, 2007

COMPLIED PRIOR TO HEARING

I. Case No. 07-95-CEB
Itzhak & Ayala Shtark
Senior Code Enforcement Officer: Deborah Leigh

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (g) and (h)

Described as: 1) The accumulation of trash and debris
2) Uncultivated vegetation in excess of 24" in height and located
within 75' from any structure

Location: 2113 Silver Leaf Court, Longwood (Commission District 4)
Parcel I. D. # 27-20-29-5GP 0000-0320

Motion by _____ **Second by** _____ **Compliance Date** _____ **Fine** _____

POSTED NOTICE OF HEARING

J. Case No. 07-96-CEB
John C. Kohlmeyer &
Arthur Anderson
Senior Code Enforcement Officer: Deborah Leigh

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in
Section 95.3 (h) and (n)

Described as: 1) Uncultivated vegetation in excess of 24" in height and located
within 75' from any structure

2) Stagnant or foul water in a swimming or wading pool
Location: 104 North Pressview Avenue, Longwood (Commission District 4)
Parcel I. D. # 35-20-29-504-0C00-0030

Motion by _____ **Second by** _____ **Compliance Date** _____ **Fine** _____

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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POSTED NOTICE OF HEARING

K. Case No. 07-97-CEB
Richard B. Divins
Senior Code Enforcement Officer: Deborah Leigh

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (h)
Described as: 1) The accumulation of trash and debris
2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
Location: 2117 Silver Leaf Court, Longwood (Commission District 4)
Parcel I. D. # 27-20-29-5GP-0000-0330

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CERTIFIED NOTICE OF HEARING

L. Case No. 07-98-CEB
CCCH Derbyshire Property, LLC &
Thomas R. Allen, Registered Agent
Code Enforcement Officer: Donna Wisniewski

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h)
Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
Location: Derbyshire Road, Maitland (Commission District 1)
Parcel I. D. # 20-21-30-300-006A-0000

Motion by _____ Second by _____ Compliance Date _____ Fine _____

CONTINUED CASES

NONE

SPECIAL REQUEST

NONE

CONSENT AGENDA

- A. Case No 03-63-CEB (1st and 2nd repeat violations)
Ruby Blake, Freddie Morris, MD, & Bertha Ross
Code Enforcement Officer: Dorothy Hird

Case continued from August meeting after being tabled by the CEB

This case was originally heard by the Board on August 28, 2003 and an Order was entered. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on December 2, 2003. This case was brought before the Board for a lien request on December 4, 2003 and an Order Rescinding Fine of \$3,250.00 was entered by the Board at that time.

A first Affidavit of Repeat Violation was filed after reinspection on August 30, 2004. An Affidavit of Compliance After Repeat Violation was filed after reinspection on October 21, 2005.

A second Affidavit of Repeat Violation was filed after reinspection on May 14, 2007. The second Affidavit of Repeat Violation was heard on June 28, 2007 and an Order was entered.

This property is presently in compliance.

RECOMMENDATION #1 (pertaining to First Repeat): The Board issue an Order constituting a **lien against this property in the amount of **\$38,700.00** which represents 417 days of non-compliance (60 days from August 30, 2004 through and including October 28, 2004 at \$50.00 per day and 357 days from October 29, 2004 through and including October 20, 2005 at \$100.00 per day). The Clerk shall record said Order in the Public Records of Seminole County.**

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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Violation Charged: Seminole County Code, Chapter 95, Section 95.4 as defined in 95.3 (l)
Described as: 1) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport
Location: 137 Leon Street, Altamonte Springs (Commission District 4)
Tax Parcel ID # 18-21-30-507-0000-0740

Motion by _____ Second by _____ Action _____

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RECOMMENDATION #2 (pertaining to Second Repeat): The Board issue an Order constituting a **lien** on a **second** repeat violation in the amount of **\$9,100.00** for 91 days of non-compliance, from May 14, 2007 through and including August 12, 2007. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g) and (l).
Described as: 1) Accumulation of trash and debris.
2) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport
Location: 137 Leon Street, Altamonte Springs (Commission District 4)
Tax Parcel ID # 18-21-30-507-0000-0740

Motion by _____ Second by _____ Action _____

B. Case No. 06-98-CEB
Brian Verling & Gregory Ezell & Jim Nelson
Code Enforcement Officer: Dorothy Hird

This case was originally heard by the Board on December 14, 2006; and an Order was entered giving the Respondents a compliance date of February 28, 2007. An Order was entered on January 25, 2007 extending the compliance date to July 26, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on August 29, 2007. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on September 10, 2007.

This property is presently in compliance.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$9,000.00** for 45 days of non-compliance, from July 27, 2007 through and including September 9, 2007, at \$200.00 per day. The Clerk shall record said Order in the Public Records of Seminole County.

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
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Violation Charged: Seminole County Land Development Code, Chapter 30, Section 30.222 and 30.223.
Described as: 1) A business or extension of a business is not a permitted use or use allowed by Special Exception in any R-2 residential zone.
Location: 1841 S. Ronald Reagan Blvd, Altamonte Springs (Commission District 2)
Tax Parcel ID # 07-21-30-510-0A00-0210

Motion by _____ Second by _____ Action _____

C. Case No. 07-47-CEB
Joe Jones (Heirs) & Josie Wright
Code Enforcement Officer: Pamela Taylor

This case was originally heard by the Board on May 17, 2007; and an Order was entered giving the Respondent a compliance date of August 17, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on August 20, 2007.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$2,050.00** for 41 days of non-compliance, from August 18, 2007 through and including September 27, 2007, at \$50.00 per day; and the fine shall continue to accrue at **\$50.00 per day** for each day the violation continues or is repeated past September 27, 2007. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (g), (h), (i) and (l)
Described as: 1) The accumulation of trash and debris
2) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
3) The remains or rubble of structures which have been burned, stricken by other casualty, or demolished
4) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport.
Location: 2845 Celery Avenue, Sanford (Commission District 5)
Tax Parcel ID # 32-19-31-300-0060-0000

Motion by _____ Second by _____ Action _____

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
SEPTEMBER 27, 2007

D. Case No. 07-54-CEB
Nancy Helms
Code Enforcement Officer: Joann Tamulonis

This case was continued from the August 23, 2007 meeting.

This case was originally heard by the Board on May 17, 2007; and an Order was entered giving the Respondent a compliance date of June 14, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on June 15, 2007.

This property is NOT in compliance at this time.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$26,250.00** for 105 days of non-compliance, from June 15, 2007 through and including September 27, 2007, at \$250.00 per day; and the fine shall continue to accrue at **\$250.00 per day** for each day the violations continue or are repeated past September 27, 2007. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (f), (g), (h), (j) and (p)

Described as:

- 1) Unusable or abandoned appliances or white goods
- 2) The accumulation of trash and debris
- 3) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
- 4) Used/scrap building materials
- 5) Any other objectionable, unsightly, or unsanitary matter, substance, or material tending by its existence and/or accumulation to endanger or adversely affect the health, safety, lives, and/or welfare of the citizens of the county.

Location: 103 Champion Avenue, Altamonte Springs (Commission District 3)
Tax Parcel ID # 03-21-29-505-0X00-0400

Motion by	Second by	Action

SEMINOLE COUNTY CODE ENFORCEMENT BOARD HEARING
SEPTEMBER 27, 2007

E. Case No. 07-67-CEB
Rodney J. Robinson & Cindy Reed
Code Enforcement Officer: Dorothy Hird

This case was originally heard by the Board on July 26, 2007; and an Order was entered giving the Respondents a compliance date of August 10, 2007. An Affidavit of Non-Compliance was filed by the Code Enforcement Officer after reinspection on August 14, 2007. An Affidavit of Compliance was filed by the Code Enforcement Officer after reinspection on September 27, 2007

This property is presently in compliance.

RECOMMENDATION: The Board issue an Order constituting a **lien** in the amount of **\$3,600.00** for 48 days of non-compliance, from August 11, 2007 through and including September 27, 2007, at \$75.00 per day. The Clerk shall record said Order in the Public Records of Seminole County.

Violation Charged: Seminole County Code, Chapter 95, Section 95.4, as defined in Section 95.3 (h) and (l)

Described as: 1) Uncultivated vegetation in excess of 24" in height and located within 75' from any structure
2) Junked or abandoned vehicle(s) not kept within an enclosed garage or an attached carport

Location: 310 Continental Court, Altamonte Springs (Commission District 4)
Parcel I. D. # 07-21-30-516-0000-0240

Motion by _____ Second by _____ Action _____

FORECLOSURE

NONE

VII Approval of the minutes from the meeting of August 23, 2007

VIII Confirmation date of next meeting: October 25, 2007

IX Old Business – none

X New Business – none

XI Adjourn

NOTE: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT ADA COORDINATOR 48 HOURS IN ADVANCE OF THE MEETING AT 407-665-7941.

PERSONS ARE ADVISED THAT IF THEY DECIDE TO APPEAL ANY DECISIONS MADE AT THIS HEARING, THEY WILL NEED A RECORD OF THE PROCEEDINGS,

AND FOR SUCH PURPOSE, THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS ARE MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, PER SECTION 285.0105, FLORIDA STATUTES.

FOR ADDITIONAL INFORMATION REGARDING THIS AGENDA, PLEASE CONTACT (407) 665-7403.

9-27-07 Agenda
